

FY2012-05 Montclair

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| <i>Annexation name:</i> | FY2012-05 Montclair |
| <i>Name of petitioner:</i> | Multiple owners: Nancy J. Plemmons, Howard Plemmons & Weekley Homes LLC |
| <i>Acreage and City limits:</i> | 20.901 acres with ROW: non-contiguous |
| <i>General location:</i> | 5904 Barbee Chapel Rd. and 8002 Farrington Mill Rd., just west of the intersection of Barbee Chapel Rd. and Farrington Mill Rd. |
| <i>Proposed development description:</i> | 47 Single Family Homes on 7,500-15,00 sq. ft. lots; average value of \$400,000; total value at completion \$18.8M |
| <i>Proposed public streets:</i> | 2,400 linear feet |
| <i>Expected completion date:</i> | December 2015 (FY2015-16) |
| <i>Current total assessed tax value:</i> | \$935,565 |
| <i>Estimated value upon completion:</i> | \$18,800,000 |
| <i>Notes:</i> | This annexation area consists of 2 parcels just west of the intersection of Barbee Chapel Rd. and Farrington Mill Rd. |

Zoning & Service Summary:

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| Current zoning: | RR |
| Requested zoning: | PDR 2.45 |
| Fire Protection: | The Fire Department recommends a one-time debt payment to Parkwood VFD and a new fire station. The development site would comprise 0.49% of the service area; service costs are prorated at this percentage. |
| Police: | Estimated annual cost at build out: \$25,519 |
| Transportation: | Estimated annual cost at build out includes para-transit service: \$1,205 |
| Parks and Recreation: | The closest service areas are Leigh Farm, Garrett Rd., Herndon, and Piney Wood parks |
| Solid Waste: | Estimated annual cost at build out: \$1,801 |
| Estimated Annual Costs at Build Out (FY16) | \$39,655 |
| Estimated Annual Revenues at Build Out (FY16): | \$140,151 |
| Net Annual Gain / (Loss) at Build Out (FY16): | \$100,497 |